

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING OF NOVEMBER 5, 1998

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, November 5, 1998 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.


AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
 - A. Public Hearing:
 - 1.
 - 2.
 - B. Site Plan Reviews:
 - 1. Harold Calton - Harold's Hair Loft
 - 2.
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (10/1/98)
 - B. New Business:
 - 1.
 - 2.
 - C. Unfinished Business:
 - 1.
 - 2.
 - D. Other Communications:
 - 1.
 - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development Officer
Lori Donnan, Administrative Assistant
Kurt Schindler, County Planner
Jack Dinsen, Manistee Township Zoning Board
Don Alfred, Filer Charter Township Planning Commission
Manistee News Advocate
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development Officer

DATE: October 30, 1998

RE: Meeting, November 5, 1998

The November Planning Commission Meeting is scheduled for Thursday, November 5, 1998 at 7:00 p.m. in the Council Chambers.

We have one item on the Agenda, a Site Plan Review for Harold Calton owner of Harold's Hair Loft. Mr. Calton has purchased the empty lot across from his existing salon with the intention of building a new salon. This property is within the Historic Overlay Review District. A review has been done on the project and it has received approval. A Site Plan Review of the project shows that all of the requirements of the Zoning Ordinance have been met. A copy of the request is enclosed for your review.

If anyone is unable to attend the meeting please call Denise at 723-2558. See you there!

JRR:djm

cc: City Council

SITE PLAN REVIEW

NAME: Harold Calton
117 Washington Street
Manistee, MI 49660

PROPOSED USE: Beauty Salon
ZONING DISTRICT: C-4
Vacant Land Washington & Third Avenue

PARCEL CODE: 51-51-270-714-01

USE IS: ☒ Permitted
☐ Special
☐ Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	2,500 sq. ft.	24,000 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	25 ft.	120 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	-0-	>0	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	-0-	>0	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	6 ft.	>6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	<16 ft	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:	0	29	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>

SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY: 
Jon R. Rose/Community Development Officer

DATE: October 29, 1998

*Application for
Site Plan Review & Land Use Permit*

Location of Project: WASHINGTON & THIRD AVE.

Parcel Code #: 5151 270 714 01

Name & Address of Applicant: HAROLD CALTON, 117 WASHINGTON ST.
MANISTEE, MI 49660

Phone Numbers: Work 723-9524 Home _____

Name & Address of Owner if different: _____

Phone Numbers: Work _____ Home _____

Brief description of work to be done: NEW FACILITY FOR A
COMMERCIAL BUSINESS. WORK INCLUDES NEW PARKING, SITEWORK,
UTILITIES, AND A NEW BUILDING.

Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to: Jon Rose
Community Development Officer
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

For Questions call Jon Rose, (616) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$150.00)

Receipt # 22660

CITY OF MANISTEE

26 FEB 1998

PARCEL NUMBER : 31 31 270 714 01

COUNTY : Manistee

101

SCHOOL DISTRICT: MANISTEE AREA PUBLIC SCHO

50

PROPERTY LOCATION: NEIGHBORHOOD: WASH ST.

CALTON HAROLD J & REVOLT DARLENE ZONED: C34

397 AVENUE A CBA:

EASTLAKE MI 49626

MAILING ADDRESS(ES):

CALTON HAROLD J & REVOLT DARLENE M

397 AVENUE A

EASTLAKE MI 49626

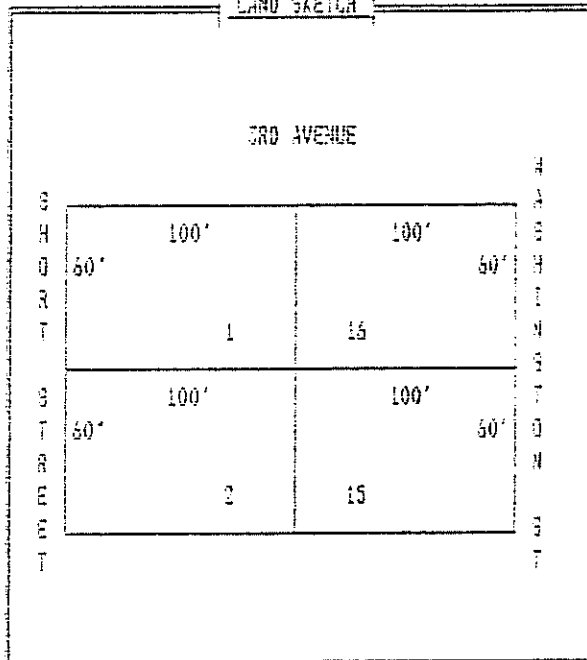
EXAMINED BY: JB

EXAMINE DATE: 12-19-76

INTERVIEWED:

PROPERTY CLASS: Commercial

LAND SKETCH



DESCRIPTION:

RAMSDALL + BENEDICTS NORTH ADD. LOTS 1, 2, 15 & 16

BLOCK 5. P.ADD: T (ISALE(76)

550 4343 0121 (82) 5418 2826 (95) 5411 1747 (97)

5443 0675, 200 1663 0389

SALES INFORMATION

GRANTEE	DATE	INSTR	LIBR	PAGE	SALE PRICE
CALTON HAROLD J & REVOLT DARLENE	11/24/97	40	563	389	20,000
	11/01/82	6	418	2826	0

DESCRIPTION	DATE	AMOUNT

YEAR	LAND	BUILDINGS	CODE	HNST	ASSESSMENT	EQUALIZED	TAXABLE
1997	36,000	0	0	0	18,000	18,000	7,514
1996	30,580	0	0	0	18,300	18,300	13,709
1995	0	0	0	0	18,200	18,200	13,200
1994	0	0	0	0	18,200	18,200	

Improved, Platted

Level

Curb, Electric, Gas, Paved Road, Sidewalk, Sanitary Sewer, Storm Sewer, Wat

LAND COMPUTATIONS

SIZE	FACTOR	DESCRIPTION	RATE	VALUE
120	1.17	120x100	150	21,420

LAND IMPROVEMENTS

31/LI/5a Rate DepCost

ADJUSTMENTS or Enhancing/Detracting Influences

P/A 170' DEEP

1998 FINAL VALUES:

PROPERTY BASE VALUE :	21,420	TOTAL TRUE CASH VALUE:	21,420
NEIGHBORHOOD FACTOR:	1.00	CALCULATED ASSESSMENT:	10,700
TRUE CASH VALUE :	21,420	ASSESSMENT OVERRIDE:	
LAND IMPROVEMENT BASE:	0	CLASS FACTOR APPLIED:	1.00000
COST NEW MULTIPLIER:	NA	BOR ASSESSMENT:	
DEPRECIATION :	NA	STC/NTT ASSESSMENT:	
NEIGHBORHOOD ECF :	NA	FINAL ASSESSMENT:	10,700
NBHD LAND FACTOR :	NA	EQUALIZATION FACTOR:	1.00000
TRUE CASH VALUE :	0	STATE EQUALIZED VALUE:	10,700
BLOGS TOTAL TRUE CASH:	0	CAPPED VALUE:	8,770

TRANSFER:11/24/97 31007

HOMESTEAD PERCENT: 0%

TOTAL TAXABLE VALUE: 10,700

